

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Inventory—Nomination Form

received JUL 31 1986  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Historic Resources of Petoskey (Partial Inventory: Historic and Architectural Properties)  
and/or common

2. Location

street & number Incorporation limits of Petoskey NA not for publication  
city, town Petoskey NA vicinity of  
state Michigan code 026 county Emmet code 47

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
<input type="checkbox"/> multiple resources	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds, Emmet County Courthouse

street & number

city, town Petoskey state Michigan

6. Representation in Existing Surveys

title Petoskey Historic Resources Survey  
1981-82 has this property been determined eligible?  yes  no

date \_\_\_\_\_ federal  state \_\_\_\_\_ county \_\_\_\_\_ local \_\_\_\_\_

depository for survey records Michigan History Division, Lansing, Michigan

city, town Lansing state Michigan

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## 7. Description

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**Condition** excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved date \_\_\_\_\_

---

**Describe the present and original (if known) physical appearance**

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Introduction:

The boundaries of the multiple resources nomination, "The Historic Resources of Petoskey," are defined by the incorporation limits of the City of Petoskey, Michigan. The historic properties included within the nomination are significant for both their historical and architectural character. Archaeological resources are not included among the nominated properties because no systematic archaeological survey of the project area has yet been conducted, nor was such a survey included within the scope of the project leading to this nomination. The properties nominated here include two historic districts (the Petoskey Downtown Historic District and the East Mitchell Street Historic District), where the properties are related by geography as well as by building type, usage and associational significance, and thirty-five individual structures which share many similarities of building type, usage and associational significance with the properties included within the two districts. For the most part, these individual properties derive their significance from the quality of their physical integrity as historic structures, which sets them apart from their neighbors. The nominated properties date from the late 1870s to the World War II period and present a wide range of commercial, residential, civic and religious structures.

The multiple resources nomination, "The Historic Resources of Petoskey," is the product of a process of identification and evaluation that has involved two major phases of work: the first phase of work was the Petoskey Historic Resources Survey conducted by Neumann, Camilleri and Deneau, consultants, in 1981-82; the second phase of work involved the preparation of the nomination materials by J. A. Wortman, consultant, during the spring and summer of 1985. Both projects were sponsored by the City of Petoskey and were partially funded by the Michigan Department of State and by the United States Department of the Interior. Research, field evaluation and consultations between the consultant and city and Michigan History Division officials during the second phase of work suggested the need for certain refinements of the proposals made in the survey report, especially regarding the number and boundaries of

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possible historic districts included in the study area. In addition, the nomination refines the list of individual properties identified by the survey.

Two properties included within the study area have already been listed in the National Register of Historic Places: the old Chicago and West Michigan Railroad Depot, erected in 1892 and currently serving as the Little Traverse Regional Historical Museum, and the St. Francis Solanus Indian Mission, erected in 1859. In addition, it should be noted that the Rosedale section of Petoskey, comprising three short streets in the extreme northeastern portion of the city, while not in itself a district meeting the eligibility requirements for National Register listing, could well be a legitimate addition to the Bay View Historic District, though such a proposal falls outside the scope of this nomination.

Introductory Description Statement:

The study area for this nomination was the incorporation limits of the City of Petoskey, which has a population of approximately 6500 and comprises approximately four square miles. The city hugs a portion of the southern shore of Little Traverse Bay and is bisected on the north/south axis by the Bear River. While the central business district and the neighborhoods in the western portion of the city lie on the lowlands which border the lake, the neighborhoods to the east and south of the central business district are situated on hillsides, giving the effect, it has been said, of a natural "amphitheater." As an early Petoskey observer remarked: "...the village climbs, in a southeasterly direction, up the graceful heights, so that her villas overlook one another, and no one is in the way of his neighbor."

Petoskey is laid out in a grid-iron arrangement of streets, but irregularities have been introduced by the accommodations made to changes in grade, the curvilinear character of the shoreline, and by the interrupting presence of Bear River, the old Grand Rapids and Indiana railroad tracks, and the modern U.S. Highway 131. Moreover, the blocks of the grid-iron plan are of varied sizes, reflecting the different additions made to the plat over the years.

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The central business district of Petoskey is located to the east of Bear River and is bordered on the west and north by U.S. Highway 131. The major axes run east/west, along East Mitchell Street, and north/south, along Howard Street. The old Grand Rapids and Indiana railroad tracks run diagonally through the center of the district from the northeast to the southwest. Between East Mitchell Street and East Lake Street Street, the land to either side of these tracks is landscaped with grass, trees and flower beds to form a park. A bandstand has recently been erected at the northeast end of this park. The masonry commercial structures lining the streets of the Petoskey Downtown Historic District are predominantly two stories in height, and largely include Victorian "Commercial Palaces" of Italianate design, Queen Anne buildings and turn-of-the-century Classical Revival structures. As in most American downtowns, these commercial buildings have been variously modified over the years, but the changes have been mostly confined to the storefronts.

Outside of the Petoskey Downtown Historic District, small businesses still serve Petoskey's residential neighborhoods. Located at strategic intersections, these buildings are small in scale and more often of frame rather than masonry construction. The property at 534 Wachtel Avenue is a particularly interesting example, being a one-story frame structure where the small frame residence facing on Wachtel is attached to a small storefront facing on Jackson Street. A cluster of small stores occupying the four corners of the intersection of Emmet and Washington Streets is prominent because it includes six different buildings (unfortunately, the physical integrity of these buildings as historic properties is quite diminished)--it is more common to find only one or two such buildings at a given location.

The George T. Zipp Lumber Company is a prominent large-scale business located on a trapezoidal site adjacent to the railroad tracks, south of the main business district. This impressive three-story brick Queen Anne structure was erected in the 1890s and is a reminder of the importance of rail transportation to the earlier history of Petoskey's commercial life.

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While the most notable reminder of the booming tourist trade enjoyed by Petoskey during the late-nineteenth century and early-twentieth century is the large Perry-Davis Hotel, which occupies a splendid site on Lewis Street opposite the old Pennsylvania Railroad depot, a number of the sort of small hotel buildings which once dotted the neighborhoods surrounding the central business district also survive. The mansard-roofed Moyer Hotel at 428 Emmet Street (which, despite its aluminum siding and the alteration to the porch, still evidences its historic design character) and the building at 110 Howard Street, included within the Petoskey Downtown Historic District, are examples. Many residences in Petoskey's neighborhoods, too, once served as rooming/boarding houses for both seasonal visitors and permanent residents.

The East Mitchell Street Historic District encompasses a residential neighborhood which drapes the gently sloping hillside rising to the east of the central business district. East Mitchell Street forms the spine of this district, being paralleled by three streets to the north and two streets to the south. The eastern and western boundaries are irregular and defined at strategic points by church and school structures--Kalamazoo Avenue generally defines the easternmost limits of the district, while Division Street, Waukazoo Avenue and Howard Street form its western edge.

The residences lining the streets of the East Mitchell Street Historic District are predominantly of frame construction, and between one-and-one-half and two-and-one-half stories in height. The residences which front on East Mitchell Street and the streets to the north are generally larger and more elaborately detailed than are the residences in the southern portion of the district. Victorian and Queen Anne designs of the 1880s and 1890s repose among Colonial Revival, "Radford-type" and Bungalow designs of the turn-of-the-century and the World War I periods. "Period" homes of the 1920s and 1930s and a few "modernistic" designs can also be found in the area. The residential buildings of the neighborhoods lying south and west of the East Mitchell Street Historic District are composed of a similar range of properties, though there are a number of residences in these areas which are notably different by virtue of their brick construction.

It may be said that residential structures in Petoskey are characteristically frame buildings with few decorative finishes,

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regardless of stylistic identity. Accordingly, even relatively few changes in original exterior treatments (the most common changes involve porches and exterior synthetic/metal siding) often have a strongly negative impact on the historic design character of such structures. The larger number of more elaborately detailed structures in the East Mitchell Street Historic District may account for the fact that this area reads rather readily as a distinct district because while many of these properties have been altered--perhaps, in absolute terms, as much as many other properties in Petoskey--they evidence less loss of historic design character because more distinguishing architectural detailing survives.

The individual residential properties located in other portions of the city which have been included in this multiple resources nomination are, many of them, examples of residential buildings which are characteristic of Petoskey, being modestly scaled and simply detailed. However, they stand apart from their neighbors because they have been altered relatively little over the years and so can for reasons of integrity stand alone as good local examples of historic residential design.

Religious and civic structures represent two dimensions of Petoskey's history which interpenetrate the Petoskey Downtown Historic District and the East Mitchell Street Historic District in architectural, physical and associational senses. Architecturally, these institutional structures reflect the range of design represented among the city's commercial and residential properties--the distinctive building types offer differences in stylistic application, but not in stylistic spirit. Physically, many of the properties lie at the edges of the two historic districts, often serving as transitional elements between them. But apart from contexts involving the two identified historic districts, the religious and civic structures of Petoskey are dotted throughout the residential neighborhoods of the city. Many of these properties are distinctively different from the neighboring properties because of the differences in building/structure type, but it is also true that many of these properties are physically distinctive because of their scale and the materials used in their construction. Associationally, the institutions represented by these structures have both reflected and influenced the nature of life in this northern Michigan "resort" community.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 19th-early 20thC. **Builder/Architect** See inventory entries

**Statement of Significance (in one paragraph)**

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Overview of Petoskey's historical and architectural heritage:

The pre-World War II history of Petoskey encompasses three distinctive phases: a pre-settlement period, a period of white settlement and village life, and a period of youthful city life. The later years of the village and the first fifty years following Petoskey's incorporation as a city in 1895 are most richly represented in the multiple resources nomination, "Historic Resources of Petoskey." Following World War II, and more recently, Petoskey has grown and changed considerably, especially along U.S. Highway 131 and in the outlying neighborhoods. However, Petoskey's identity as a modern community is strongly influenced by its historical and architectural heritage--the downtown commercial district and the surrounding residential neighborhoods are formed of historic building fabric, despite modernizing changes and additions. Likewise, institutional structures throughout the city are also important reminders that Petoskey is a city with a past as much as one with a future.

Petoskey has an intriguing pre-settlement history, hinted at by the old St. Francis Solanus Indian Mission which was constructed in 1859 and which still survives on West Lake Street. The Ottawa chief for whom Petoskey is named, Chief Petosega, first settled on the southern shore of Little Traverse Bay in 1830, locating near the mouth of the Bear River. In 1836 the United States government established a treaty with the Chippewa and Ottawa which created reservations for these tribes on condition that after twenty years they would leave this reserved land and move to the West.

A Presbyterian mission was established in the vicinity of the future Petoskey to serve the resident Indian population in 1852--Andrew Porter was in charge, running a school and a small agricultural operation known as "Mission Farm." By 1859, when the Catholics also established a mission here, the local Indians had become permanent residents--they had refused to leave the reservation despite the expiration of the twenty-year clause in the 1836 treaty, and the government had agreed to allow them to continue to hold the reserved land they were then using. Subsequently, in the 1860s, the arrival of Hazen Ingalls heralded the beginning of white

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settlement in the vicinity. Ingalls quickly established the first store and installed a dock to facilitate shipping activities.

In 1871 the pre-settlement period came to a formal end when Porter's mission school was forced to close for lack of funds. Within two years the Grand Rapids and Indiana Railroad reached the area, and by 1874 the lands in Emmet county not being used by the Indians had been officially opened to homesteaders. The shoreline's limestone bluffs began to be mined, first by Hiram Rose, and then by others, such as E.R. Sly, who arrived in Petoskey in 1884. Ferry service was also soon established.

Up until this time the fledgling settlement had been known as Bear River, but the local residents soon voted to change the name to Petoskey, in honor of the old chief, who by this time was one of the area's principal landowners. The village of Petoskey was platted in 1874 and incorporated in 1879.

The earliest years of settlement were lean ones for many of the homesteaders since, initially, much of the land available for homesteading was not suitable for farming. The early economic prosperity of the area depended principally not on agriculture, however, but on limestone mining, lumbering and, most remarkably for a little village, on tourism. The Bay View Methodist Camp was established nearby in 1875, and early promotional brochures published by the railroads and excursion ferry services played up the area as a health resort. Visitors from Chicago and other urban centers to the south found Petoskey's breezy bay location a welcome change during the summer months. Allergy and asthma sufferers attested to the salutary air, while sportsmen enthused over the hunting and fishing. In 1888 mineral springs were discovered near the mouth of the Bear River, fortuitously expanding the list of healthful benefits the community could offer. The Mineral Well Gazebo located on West Lake Street, erected in 1915 according to plans by local architect C.H. Hansen, today occupies the site previously occupied by a "Summer House" that had been constructed in 1890 and which was associated with the Bath House where tourists took mineral baths.

Petoskey could already boast three hotels by 1875, and such operations continued to multiply until the end of the century. The Perry-Davis Hotel is the single remaining example of the larger sort of resort accommodations in the downtown, while the Moyer Hotel, on Emmet

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Street, is a good example of the more modestly-scaled hotels and boarding houses which also flourished in the village and young city. In addition, owners of homes throughout Petoskey's residential neighborhoods rented out rooms and offered board to both tourists and to members of the permanent work force.

The Chicago and Western Michigan Railroad arrived in Petoskey in 1892. This increased the local traffic in goods and visitors sufficiently that in 1895 the village could be incorporated as a city. But then, as today, many residents chose Petoskey for their home primarily because of its scenic and recreational qualities rather than because of the city's commercial prosperity. As The Independent Democrat enthused in its twentieth anniversary edition in 1895: "[Petoskey] is in every way such a desirable place for a home that a great many people come here and engage in business or the practice of a profession for the privilege of residing here."

From the beginning of Petoskey's settlement, the abundance of forested land in the vicinity provided a ready supply of lumber for constructing new buildings. The Bear River was a convenient source of power for a number of early sawmills--the McManus sawmill and the Bell & Crippen sawmill were in operation by 1882--and other operations, such as an electric-generating plant, and a paper mill. Evidence of the early primacy of lumber in construction is given in a widely published view of the downtown dating from about the time the village was incorporated. This photograph shows a number of frame commercial buildings of Italianate design. But the first brick commercial structure, the old Central Drug Store, which still stands at 401-03 East Lake Street, had been erected by 1879, and within the next two decades the frame buildings of the downtown had been almost entirely succeeded by masonry ones, many probably constructed of locally-manufactured brick--William Allbright's brickyard was in operation by 1884, the Grimes brickyard had been established by 1899, and Philip Rehkopf, who owned the large brick residence at 918 Howard Street, was one of a number of masons who worked in the area in the 1890s and in the years following.

Although brick was the primary building material used in the construction of commercial buildings downtown, few brick residences survive from the later years of the nineteenth century--Rehkopf's brick

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home stands across the street from two smaller brick residences of similar age, but these and the properties at 309 Grove Street and 2111 Howard Street are virtually the only brick residential structures remaining in Petoskey which date from this period. Wood was the more common building material used in the construction of residential buildings at this time and later--many more carpenters than masons are to be found listed in the pages of the city's directories during the later years of the nineteenth and the early years of the twentieth century.

The frame residences in Petoskey which survive from the later nineteenth century and from the early twentieth century encompass the broad middle range of designs popular for residences during these years. Ranging from one-and-one-half to two-and-one-half stories in height, these frame structures, whether of Victorian, Queen Anne, Shingle Style, Colonial Revival, Radford-type or Bungalow design, tend to be simply, even plainly, detailed. Colonial Revival or, in a general sense, classicizing, features (such as doric porch columns, plain gables and pediments, simple cornices and simple, geometric profiles and massing) are favored. A discernible tendency to hybridization, especially the "colonializing" or "classicizing" of features, is apparent throughout the neighborhoods of Petoskey. While this may in part be due to the fact that during certain periods of history the blurring of stylistic distinctions was common (as in the case of Shingle Style, Queen Anne and Colonial Revival designs or in the case of the Radford-type designs of the early twentieth century), it is also clear that this classicizing or simplifying of features is a characteristic of the architectural tastes of the community throughout its history. The reason can perhaps be connected to the pervasive modesty of scale which characterizes the buildings contained within Petoskey's residential neighborhoods--evidently, Petoskey's residents were predominantly middle-class people. As one observer commented in 1899: "Our citizens are largely owners of their own residences and while there is no great wealth, neither is there poverty." Perhaps this also accounts for the dearth of architects who advertised in the pages of the city directories over the years--Fred Davis advertised his services in the 1899 directory, Charles Hanson is listed as an architect in the 1917 directory and J. Kalyd Baker was working in the city in the 1930s. But it would appear that Petoskey's commercial and residential fabric is largely

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"builder architecture" rather than architecture specially designed for the client by an architect. The basic designs probably came from the pages of pattern books and catalogues, or perhaps were "stock" designs a local architect had already on hand, though these designs were undoubtedly frequently modified to suit the owner's personal tastes and the general tastes and customs of the community.

In addition to wood and brick, concrete and cement were other locally-manufactured building materials that influenced the look of Petoskey in the twentieth century. The Petoskey Portland Cement Company, incorporated in 1913, was an operation which flourished for four decades, until it was sold to the Penn-Dixie Cement Corporation, which is still in operation. Cement was at first most appreciated for its serviceability as a paving material. Our 1899 observer wrote, "[t]he city has been progressive and enterprising," a quality felt to be illustrated by the fact that, "our streets, walks and lawns [are] far superior to those of places the size of this, and the board walks are now being rapidly replaced with cement." Concrete blocks had also been available in Petoskey for a number of years before the incorporation of the new portland cement factory and this new material was used in many local building projects, especially for foundations, although two residences, those at 211 and 616 Michigan Street, were made entirely of the new "cast stone." Concrete construction became more and more popular during the 1920s and 1930s, not only because of the constructional advantages offered by the material, but also because of its particular suitability to the emerging "modernist" aesthetic of this period. Local residents were particularly proud of the new concrete highway bridge erected in 1930 to span the Bear River at Mitchell Street. The city's large new "Moderne" Public Works building on West Lake Street Bridge, erected a few years later, was also constructed of concrete. The first apartment building in Petoskey, The Town House Apartments, were erected in 1938 according to a modernist design prepared by J. Kalyd Baker that clearly depended on the aesthetic qualities of the popular material.

A final comment made by our 1899 observer brings attention to another important aspect of Petoskey's history: "The educational, social and religious privileges are unusually good, and Petoskey has earned the

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reputation of being one of the most desirable places in the Union for a home." The "educational, social and religious privileges," praised here have figured prominently in Petoskey's life throughout its history. Attention to the educational and religious needs of the resident Indians motivated the establishment of the early missions, and, following the demise of the mission school in 1871, a public school was established by Rachel Dakly in 1874, when the village was first platted. Eventually, the Catholic school of the St. Francis parish and the public high school occupied neighboring sites on Howard Street, just south of the commercial district. Surviving today are the substantial structures which were erected at each site during the early years of the twentieth century, and then during the 1920s. Following the Presbyterian and Catholic missions, too, the Methodists and other denominations established permanent congregations in the new village. The Presbyterians and Methodists each erected large frame buildings on East Mitchell Street during the early village years, while other, smaller congregations erected more modestly-scaled, mostly Gothic Revival, structures. By 1895, when the village became a city, there were ten churches in Petoskey; by 1903 there were sixteen, including the Salvation Army and a mission church to the Indians. The activities of the neighboring summer camp operated by the Methodists, Bay View, also influenced life in Petoskey, not only by drawing summer visitors to the area, but also by enriching the educational and cultural life of both summer and permanent residents. A number of fraternal organizations, too, flourished in town, including the Masons by the 1880s, and, in the early twentieth century, the Elks.

In 1902 Petoskey became the county seat of Emmet County, a change in status which undoubtedly reflected the economic and social pre-eminence of Petoskey among the other communities of Emmet county at this time--the summer resort trade, of course, had contributed considerably to the community's well-being, but its lumber and limestone industries, in addition to other large manufacturing and business operations, also helped in sustaining a substantial permanent population. Moreover, the large numbers of summer "tourists," people brought by the excursions boats who stayed briefly and then went on, were slowly being supplanted by a population of summer residents who were seasonal, but not impermanent members of the community. The sort of civic stability

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and interest in self-improvement that filled the air in the years following 1902 is evidenced by this proud statement written just after 1910 by the Petoskey and Emmet County Improvement Association: "Petoskey is the county seat of Emmet County, has one National Bank and one State Bank, one Building and Loan Association, owns its \$100,000 Electric Light and Power Plant with the three-phase alternating current, and a capacity of one thousand horsepower (day load), also direct current for motors and manufacturing purposes, doing business on a profit-paying basis under the management of a very efficient common council, such as Petoskey has always been very fortunate in electing. Its \$85,000 Water Works Plant, with one hundred fifteen pounds of pressure, has thirty miles of 6-inch water main; ten miles of sewers; two Public Hospitals and a Public Library. Lights her own streets, the business section being lighted with Tungsten Arch System, the best in the country." The new Carnegie-endowed public library was erected in 1908, and the Lockwood General Hospital was constructed in 1901 to serve both the summer and permanent residents. Later, in 1931, the Burns Medical Clinic was founded, substantially expanding Petoskey's role as a regional center for health care. The Little Traverse Hospital was constructed in 1937. In 1934 Petoskey purchased a Municipal Bathing Beach for the pleasure of both summer and permanent residents.

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A special note on the architectural "styles" represented by the nominated properties:

As the preceding overview suggests, the history of the commercial, residential and institutional structures included in this multiple resources nomination is inextricably linked to Petoskey's general historical development and is best understood within that context. Yet, it is also true that the specific design character of these structures connects Petoskey's architecture to the larger architectural history of the country. The styles of design used in Petoskey reflect national trends and usages despite the fact that Petoskey's local architecture was also heavily influenced by local tastes and conditions.

As has already been pointed out, it seems clear that in Petoskey the architecture is predominantly "builder-architecture." Builder architecture, erected without the involvement of a professional architect, has been a prevalent phenomenon throughout American history. Trained primarily in the practical methods of construction, builders had relied from the outset on special guidebooks to achieve artistic expressions for their buildings. At first, these books were imported from England and other European countries. By the late eighteenth and early nineteenth centuries, however, a number of American editions began to be published. Such books concentrated on appropriate details for cornices as well as door and window frames, showing few building prototypes since the essential form and massing were still largely a matter of tradition. By the mid-nineteenth century, with the growing demand for housing that accompanied industrialization, urbanization and westward expansion, more and more articles and books were published that concentrated on making stylish building, whether for home, business, public building or church, accessible to all. Where earlier architectural guide books had tended to be used more by and for the well-to-do, the many publications on architecture produced in the last half of the nineteenth century were aimed at people of more modest means as well. In addition, these publications began to concentrate on the practical aspects of convenience and economy as well as on the suitable modes of stylistic treatments for different types of buildings. Detailed plans and elevation drawings for various types of structures, but especially residential structures, were

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provided. Such books as Andrew Jackson Downing's *Architecture of Country Houses* (1850) and Calvert Vaux's *Villas and Cottages* (1857), for example, proved widely influential in promulgating a more practical and, at the same time, picturesque approach to the design of housing. As the century progressed, emerging styles and attitudes toward residential and commercial design were promoted by other comparable books. Queen Anne designs were offered by such books as Henry Hudson Holly's *Modern Country Residences* (1878), while Colonial Revival houses were widely published in architectural magazines at the turn of the century. In the first decades of the twentieth century, the Radford Architectural Company of Chicago specialized in plans for homes derived from Victorian, Queen Anne, Colonial Revival, Shingle Style, Bungalow and even Prairie Style idioms, usually presenting designs that mixed several idioms to achieve something that was neither one thing or another. Plans for Bungalows and Period Houses could be obtained from either magazines or from such books as Frederick T. Hodgson's *Practical Bungalows and Cottages for Town and Country* (1906) or Frank J. Forster's *Country Houses* (1931). Eventually, mail-order firms like Montgomery Ward and Sears Roebuck and Company provided house designs and even the materials needed for construction. Supplied with ample guidance from books and magazines, the builder and his client were free to pick and choose among the many designs offered. While many buildings in Petoskey are so similar in general character that it seems certain that their builders used the same pattern-book example as a basis for their design, there seems to have been little incidence of the duplicating of designs that is commonly associated with speculative building--the properties located side-by-side at 717 and 719 Maple Street are exceptional "twins" in the city. These two Colonial Revival residences are no longer identical, however, owing to the modern siding which covers the original detailing of 717 Maple.

In general, the buildings of Petoskey span a wide variety of types. In the early years, Victorian designs predominated in both commercial and residential areas. While, as at 912 Baxter and 122 Sheridan, the basic consolidated block massing of an earlier era continued to inform the basic massing of the Victorian residences, gables and porches made the silhouettes more varied or, as was said at the time, more "picturesque." Particular references to historic architecture dictated specific details--the bracketed cornices of the Italianate (329-331 East

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Lake and 320 East Mitchell), the pointed arches of the Gothic (501 Michigan)--and provided romantic associations with other times and values. A.J. Downing believed, for example, that the Italianate mode would be most appealing to persons of urbane cultivation, while Gothic designs, eminently appropriate for churches, suggested the piety of the mediieval world as well as the pantheism of the natural world since the pointed arch was thought then to have originated as an imitation of the natural groves where western Europeans first were thought to have worshipped.

Mansard roofs reflected the influence in America of France's Second Empire (523 Woodland and 104 Division), while Queen Anne designs were evidence of America's traditional appreciation of English culture (1004 Waukazoo, 203 West Lake, and 442 East Mitchell). The Queen Anne mode offered picturesque massing combined with classical details, which post-centennial Americans found evocative of their own colonial past. Orientalizing effects, such as is conveyed by the onion-like domical tower of the Church of Jesus Christ of the Latter Day Saints at 224 Michigan, may be found in other Queen Anne designs, too--H. H. Holly testified to the inspiration garnered from what he called "the luxurious and sensuous peoples of the East" who were accustomed to breaking "their skylines with pierced parapets and lily patterns, with swelling domes, with endless pinnacles and fantastic minarets, to a degree never thought of elsewhere, and availed themselves of strong and vivid contrasts of bright colors."

The Queen Anne suffered a decline in popularity in the later nineteenth century with the renewed taste for designs of a more distinctively colonial or Georgian character. In 1902 one writer wrote: "since 1895 there has been a marked tendency toward an improvement in the design of the better class of suburban houses." This was obtained by a "tendency to moderate within bounds of taste and decorum the peculiar 'features' of the Queen Anne cottage. Gables are cut out, the roofs are less inclined and a coherent, modest and decent design tends to emerge. More distinctive and dignified effects are, however, obtained by the much more frequent use of Colonial forms." While in Petoskey the basic block massing enforced by middle-class budgets was congenial to the Colonial Revival mode (606 Grove), it is also true that the picturesque flexibility and animation that characterized the Victorian and Queen Anne modes continued, in turn, to inform the massing of Colonial Revival homes (816 East Mitchell, 603 East Lake and 516 Bay). Colonial architecture in this

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period was, indeed, thought by many critics to imply a structure that was "picturesque to all Americans." Indeed, the great variety of Colonial Revival buildings in Petoskey is ample evidence of the fact that "colonial" meant many different things to different people. The generous sweep of shingled surfaces (604 Bay), gambrel roofs (513 Bay and 919 Michigan) and Georgian porticoes (601 Rose) are all expressions of the mode.

The taste for the colonial was mainly confined to domestic architecture, although the design or renovation of some other types of structures, such as the First Presbyterian Church, were also flavored by the mode. For commercial and institutional structures the "more distinctive and dignified effects" sought in architecture of the early twentieth century were usually obtained by reference to the European classical tradition. Petoskey's Carnegie-endowed public library is a prominent downtown example of the Classical Revival mode, as is the bank building at 300 Howard. The Mineral Well Gazebo on East Lake Street is a more playful application of Classical Revival thinking.

Although the Colonial Revival was the predominant mode for residential design in Petoskey at the beginning of the new century, other currents of design also began to inform Petoskey's residential architecture at this time. The Bungalow, in particular, became popular (915 Emmet, 815 East Mitchell, 610 Kalamazoo, and 516 State). Found in abundance throughout America in the early decades of the twentieth century, the mode was at its best an emulation of the residences designed by the Greene brothers in California, with their shingled walls, low-pitched and broad-eaved roofs, and expansive verandas displaying an orientally-inspired stickwork. In its more widespread applications, the American Bungalow represented a continuation of the development of cottage dwelling types which had taken place in the last half of the nineteenth century. Particularly appealing to the American public was the fact that a bungalow could be constructed very cheaply. In the introduction to his widely popular pattern book of Bungalow houses published in 1906, Frederick T. Hodgson explained that "the little bungalows of which we are speaking are rarely designed by architects at all. They are too inexpensive for that."

Residential architecture in the new century was also influenced by the work of the Prairie Style architects of the Chicago area. Horizontal proportions, hip roofs with deep eaves and flat, linear detailing suggested

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the broad sweep of the land. Two residences in the East Mitchell Street Historic District, 721 East Lake and 818 East Lake, are examples of the idiom both in terms of massing and detailing. However, in Petoskey the influence of the Prairie Style is more likely to be evident in the way that certain features associated with the traditional frame Victorian or Queen Anne residence were transformed. The comingling of early twentieth-century modes with characteristics of the Victorian and Queen Anne idioms was the specialty of the Radford Architectural Company of Chicago. Numerous of the homes to be found in Petoskey's residential neighborhoods can be found in the pages of *Radford's Portfolio of Plans* (1909). While the house forms are familiar, being the same consolidated blocks animated by porches, bays and gables that prevailed in the Victorian, Queen Anne and Colonial Revival modes, the proportions are broader, and the detailing is informed by Prairie Style and Bungalow idioms (602 State and 723 Michigan). The two-story square block structures capped with hipped roofs which dot Petoskey's neighborhoods are especially characteristic of the Radford mode (812 East Mitchell and 612 Michigan). The editors of the *Portfolio* boasted, "Even a brief and hurried examination will show that the buildings illustrated embody a wide diversity of design. This is done deliberately, since taste in home architecture is as varied as in any other field. The collection includes many houses especially designed for people of moderate means, as well as other larger and more elaborate designs for the more wealthy."

Coinciding with the later phases of the Bungalow vogue in Petoskey was the development of the Period House, a type that had its greatest popularity in America between the two world wars. This new residential mode evolved specifically out of the desire of an increasingly self-conscious and ambitious American upper class to display its cultured and cosmopolitan tastes. These patrons frequently commissioned large, pretentious dwellings designed to reproduce the effect of English or Continental manorial estates that were often impressively accurate replications of their models. The Period House was the suburban application of such ambitions, scaled down to serve the needs of a more modest housing market. Like the Bungalow, it quickly absorbed the widest range of architectural trends--"Tudor Houses," "Spanish Mission Type," "Half Timber House," and "Colonial House" were but a few of the

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possibilities discussed by Henry Saylor in his *Architectural Styles for Country Houses* (1912), an early publication on the mode. The hallmark of the Period House was its effort to imitate the characteristic massing, the characteristic window proportions, the materials and at least some of the details of a particular older style, since the new cosmopolitan attitude rejected the evocative playfulness of Victorian and Queen Anne designs or the generalized colonial "feeling" of the Colonial Revival. Instead, the Period House attempted to evoke a sense of massiveness and sophistication in a compact house form. More elaborated applications of the mode are 1004 Lockwood, 1009 East Mitchell and 819 East Mitchell, while 304 Kalamazoo and 602 Kalamazoo are more modestly scaled examples. The Emmanuel Episcopal Church complex, too, with its older parish house and more recently constructed church addition, exemplifies the broad span of years that the Period mode influenced architecture in Petoskey and elsewhere. The thinking that informed the Period House also informed the Moderne style that is represented by the Public Works Utility building and the Mitchell Street Bridge. While the new "modernistic" styling of the 1930s clearly inspired the use of concrete and the streamlined or stylized forms that derive from an appreciation for the machine and its products, the design of these structures is also inspired by a respect for the historic architecture and traditions of the past.



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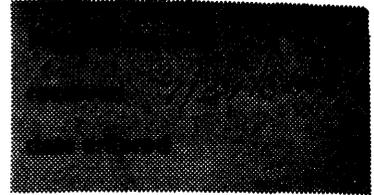
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dnr-11

Name Petoskey MRA  
State Emmet County, MICHIGAN

Nomination/Type of Review

1. Allen, J.B., House

Entered in the  
National Register

for  
Keeper

Cover Accept Patrick Anders 9/10/86

Date/Signature

Shelores Byers 9/10/86

Attest

2. Bartram, Isaac, House

Entered in the  
National Register

for  
Keeper

Shelores Byers 9/10/86

Attest

3. Carmichael, W.S., House

Entered in the  
National Register

for  
Keeper

Shelores Byers 9/10/86

Attest

4. Curtis, T. Chalmers, House ~~Substantive Review~~

Determined Eligible  
Keeper

Patrick Anders 9/10/86

DOE/OWNER OBJECTION

Attest

5. Debenham, I.N., House

Entered in the  
National Register

Keeper

Shelores Byers 9/10/86

Attest

✓ 6. East Mitchell Street  
Historic District

Substantive Review

for  
Keeper

Patrick Anders 4/12/86

Attest

7. Fochtman, Gerhard, House

Entered in the  
National Register

for  
Keeper

Shelores Byers 9/10/86

Attest

8. Fourth Ward Polling Place

Entered in the  
National Register

for  
Keeper

Shelores Byers 9/10/86

Attest

9. Fryman, Meyer, House

Entered in the  
National Register

for  
Keeper

Shelores Byers 9/10/86

Attest

10. Grace Methodist Episcopal  
Church

Entered in the  
National Register

for  
Keeper

Shelores Byers 9/10/86

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Name Petoskey MRA  
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Date/Signature

11. Hobbins, Bert and John,  
House

Entered in the  
National Register

for Keeper

Delores Byers 9/10/86

Attest

12. Hosman and Wheeler Meat  
Market

Entered in the  
National Register

for Keeper

Delores Byers 9/10/86

Attest

13. Kabler, John, House

Entered in the  
National Register

for Keeper

Delores Byers 9/10/86

Attest

14. Leshner, Frank, House

Entered in the  
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for Keeper

Delores Byers 9/10/86

Attest

15. Malin, A., House

Entered in the  
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16. Markle, George and  
Eugene, House

Entered in the  
National Register

for Keeper

Delores Byers 9/10/86

Attest

17. McManus, George, House

Entered in the  
National Register

for Keeper

Delores Byers 9/10/86

Attest

18. Meyers, Elias, House

Entered in the  
National Register

for Keeper

Delores Byers 9/10/86

Attest

19. Miller, Jacob, House

Substantive Review

for Keeper

Patrick Anders 9/10/86

Attest

✓ 20. Mineral Well Park  
Devillion

Substantive Review

Keeper

Bob Grosvenor 3/25/87

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Nomination/Type of Review

Date/Signature

- 21. Nyman, John, House Entered in the National Register Keeper Melrose Byers 9/10/86  
Attest \_\_\_\_\_
- 22. Olin, G.W., House Entered in the National Register Keeper Melrose Byers 9/10/86  
Attest \_\_\_\_\_
- 23. Pennington, Sarah, House Entered in the National Register Keeper Melrose Byers 9/10/86  
Attest \_\_\_\_\_
- ✓ 24. Petoskey Downtown Historic District ~~Substantive Review~~ Keeper Patrick Andrews 11/12/86 +  
Attest \_\_\_\_\_
- 50 25. Petoskey Public Works Utility Building Substantive Review Keeper [Signature] 9/12/86  
Attest Patrick Andrews 9/10/86
- 26. Rehkopf, Phillip, House Entered in the National Register Keeper Melrose Byers 9/10/86  
Attest \_\_\_\_\_
- 27. Schantz, George, House and Store Entered in the National Register Keeper Melrose Byers 9/10/86  
Attest \_\_\_\_\_
- 28. Schapler, Frank, House Entered in the National Register Keeper Melrose Byers 9/10/86  
Attest \_\_\_\_\_
- 29. Seventh Day Adventist Church Entered in the National Register Keeper Melrose Byers 9/10/86  
Attest \_\_\_\_\_
- 30. Shafer's Grocery and Residence Entered in the National Register Keeper Melrose Byers 9/10/86  
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| 31. Petoskey Grocery Company Building | Entered in the National Register | for Keeper | <u>Delores Byers</u> 9/10/86 |
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| 32. Stout House                       | Entered in the National Register | for Keeper | <u>Delores Byers</u> 9/10/86 |
|                                       |                                  | Attest     | _____                        |
| 33. Trinity Evangelical Church        | Entered in the National Register | for Keeper | <u>Delores Byers</u> 9/10/86 |
|                                       |                                  | Attest     | _____                        |
| 34. VanZolenburg, Jacob, House        | Entered in the National Register | for Keeper | <u>Delores Byers</u> 9/10/86 |
|                                       |                                  | Attest     | _____                        |
| 35. Wells, J.M., House                | Entered in the National Register | for Keeper | <u>Delores Byers</u> 9/10/86 |
|                                       |                                  | Attest     | _____                        |
| 36. West Mitchell Street Bridge       | Entered in the National Register | for Keeper | <u>Delores Byers</u> 9/10/86 |
|                                       |                                  | Attest     | _____                        |
| 37. Zion Evangelical Lutheran Church  | Entered in the National Register | for Keeper | <u>Delores Byers</u> 9/10/86 |
|                                       |                                  | Attest     | _____                        |
| 38.                                   |                                  | Keeper     | _____                        |
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| 39.                                   |                                  | Keeper     | _____                        |
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| 40.                                   |                                  | Keeper     | _____                        |
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